

# \$384,900 - 110 39 Street Se, Calgary

MLS® #A2253149

**\$384,900**

3 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.06 Acres

Forest Heights, Calgary, Alberta

A remarkable spacious home that has been priced to accommodate some TLC to convert more living spaces. Currently self managed with great Cash flow with shared living spaces for four adults sharing the Kitchen, the Living room and two bathroom, two basement storage spaces maybe updated to create more rental spaces for the right Owner manager.

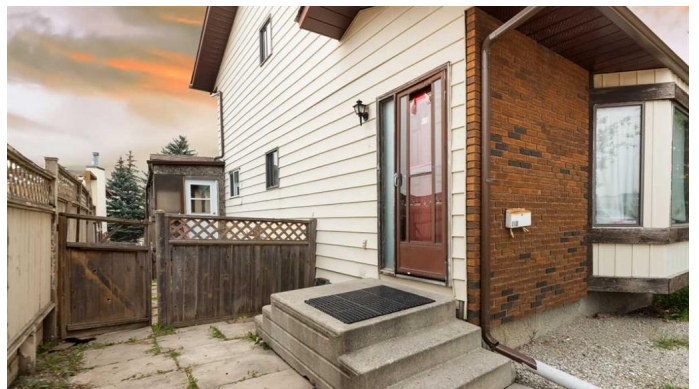
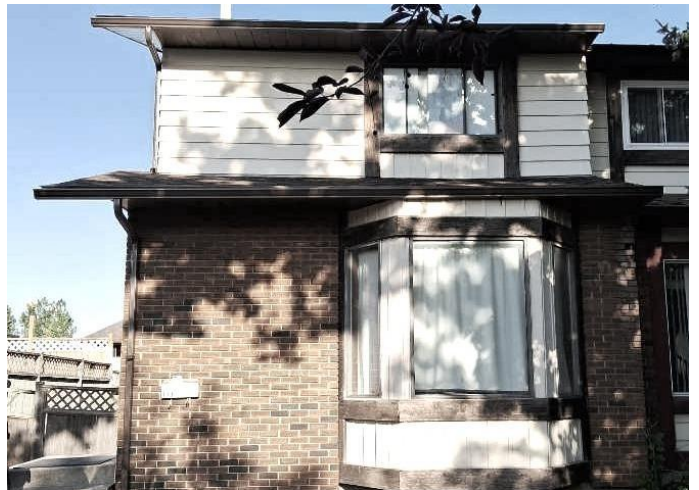
Built in 1980

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2253149               |
| Price          | \$384,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,124                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 110 39 Street Se |
| Subdivision | Forest Heights   |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 6E3 |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                |
| Parking        | Driveway, Gravel Driveway, Off Street, Parking Pad, Stall, Aggregate, Unassigned |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Storage, Breakfast Bar, Laminate Counters |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                                  |
| Heating           | Floor Furnace, Natural Gas                                                                              |
| Cooling           | None                                                                                                    |
| Fireplaces        | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full                                                                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Covered Courtyard, Lighting, Private Entrance |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot                               |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Aluminum Siding, Brick                                     |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 77                |
| Zoning         | R-2A              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Elephant Realty Services |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.